

possession against the mortgagor, his heirs, executors or assigns, if the same shall be in his or their possession, directed to the sheriff of the county or city, commanding him to put such purchaser into possession of such mortgaged property, which shall be executed in the same manner as other writs of possession.

1904, art. 66, sec. 20. 1888, art. 66, sec. 20. 1860, art. 64, sec. 19.
1826, ch. 192, sec. 7.

20. All purchasers under such sale shall have the same rights and remedies against the tenants of the mortgagor as the mortgagor had, and the said tenants shall have the same rights and remedies against the purchaser as they would have had against the mortgagor. But no lease made after the mortgage was made shall be valid as against the purchaser.

Ibid. sec. 21. 1888, art. 66, sec. 20. 1860, art. 64, sec. 20.
1839, ch. 26, sec. 1.

21. On the death of a mortgagee of lands, his interest and estate in the mortgaged premises together with his right to the debt thereby secured shall devolve on and vest in his executor or administrator.

Under this section, an executor becomes by operation of law the assignee of the estate in the land, and also of the mortgage debt, and may execute the power of sale contained in the mortgage. *Harnickell v. Orndorf*, 35 Md. 343.

This section referred to in deciding that a mortgage is "property." *Alexander v. Fidelity, etc., Co.*, 108 Md. 547.

Ibid. sec. 22. 1888, art. 66, sec. 22. 1860, art. 64, sec. 21.
1833, ch. 181, sec. 1. 1839, ch. 26, secs. 2-5.

22. The executor or administrator of any mortgagee, or the assignee, or the executor or administrator of any assignee of any mortgagee who is legally and equitably entitled to receive the mortgage debt, or where the mortgage debt has been paid in the lifetime of the mortgagee, may release a mortgage in the same manner and by the same means that a mortgagee can release.

Ibid. sec. 23. 1890, ch. 187, sec. 23.

23. Any and every sale of real estate or personal property heretofore made between the first day of January eighteen hundred and sixty and the last day of December eighteen hundred and seventy-eight, under or so intended and purporting to be a power of sale contained in a mortgage authorizing the mortgagee, his executors, administrators or assigns or any person to be named by him or them, or authorizing the mortgagee, his successors or assigns or any person to be named by him or them, or when the mortgage contains terms or expressions of like character or similar import, authorizing a sale, and made by a person other than the mortgagee, his successors or assigns, or his or their executors or administrators and by a person subsequently to default nominated and appointed by the mortgagee or his successor or his assigns, or his executors or administrators or their assigns, by power